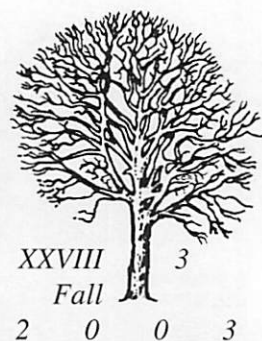


# ACORN

The Journal of The Architectural Conservancy of Ontario





## ACORN

Fall 2003 Volume XXVIII, Number 3

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Cover: Chicopee, Kitchener. Photo: Nina Chapple

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## **From the Editor**

*Dan Schneider*



The Ontario Divisional Court has handed down its long awaited decision on the Lakeshore churches. A very interesting one too. I think I can count on the fingers of one hand the number of court decisions interpreting the Ontario Heritage Act, so this may become a landmark judgement in heritage circles for that reason alone.

Ottawa lawyer Marc Denhez, one of our leading experts on heritage law, has called the decision "remarkable." Marc also comments: "It will be interesting to see whether it is (a) appealed and/or (b) followed by other courts, because it does indeed open a Pandora's box." See Catherine Nasmith's analysis of the decision in this issue. Christopher Borgal also comments on the decision in his column.

Essentially the court found that the Town of Lakeshore had "aborted" the legal process for making a decision on whether or not to designate St. Joachim church by hiding behind their policy (expressed in a council resolution) that they would designate property only with the owner's consent. The court said:

"The purpose of the Act is to provide for the conservation, protection and preservation of the heritage of Ontario. In order to protect the heritage of Ontario, municipalities have been given the power to designate the properties of their choice and thus to suspend certain private property rights. Those provisions of the Act must be applied in such a way as to ensure the attainment of the legislature's objectives. ... Requiring the consent of the owner is not consistent with an overall reading of the Act or its purpose."

The court seems to be saying that municipal councils must at least consider the merits of designation proposals that come before them.

One potentially very significant result of this decision – should it be allowed to stand – concerns the role of municipal heritage committees (formerly LACACs). Faced with a request for designation, whether from the owner or

some other source, most councils are probably not going to be comfortable considering the heritage merits of a property on their own. What better way to handle such requests than to "bounce" them to a heritage advisory committee for its consideration and recommendation.

This may mean that municipal heritage committees get a lot busier. More importantly, it may mean there is now a powerful inducement for municipalities that do not have such committees to set them up!

A Pandora's box, or Christmas come early for heritage committees?

All the best for 2004!

## **As the Year Winds Down...**

*Christopher Borgal, ACO President*



These are eventful times with the recent municipal and provincial elections, and now a new Prime Minister. There is renewed hope in many municipalities in Ontario that some of the worst

excesses of the past decade will be brought under control and more forward-thinking policies implemented. Hopefully, the OMB will be examined under the new provincial government and changed to a body that supports local planning initiatives rather than bulldozing such initiatives at the whim of local developers.

It is our understanding that the new Minister of Culture is very amenable to the needs of heritage in our communities. I will be participating, along with several presidents of heritage groups, in scheduling a meeting with her to encourage the passing of the changes to the Ontario Heritage Act that were developed by the previous government. In that forum, the ACO will attempt to push the Minister to harden up some of the provisions of the Act and remove glaring deficiencies – notably the lack of effective demolition controls – that continue to weaken the ability of communities to protect their heritage sites.

At the provincial level, it is gratifying to learn

of the success of the lawsuit in Essex County related to the churches. The ACO Windsor branch has been heavily involved in this battle from the beginning. The judgment was based on the failure of the municipality to entertain the designation of St. Joachim Church because the Diocese did not want designation. The court stated that since designations can be placed on a building, according to the terms of the Ontario Heritage Act, even where the owner of a property is resistant, the municipality's denial of the process was illegal. The decision has proven very costly to the municipality and proves that persistence on the part of the preservation community can win battles. However, the churches are not "out of the woods" yet given the lack of demolition controls in the Act.

At the federal level, a new program was recently announced by Heritage Minister Sheila Copps – the Commercial Heritage Properties Incentives Fund. This is a part of a wider initiative by Parks Canada to bring together heritage policies, particularly related to buildings, across Canada. The grants will be valued at a total of \$10 million per year for three years and be provided to eligible properties for up to 20% of restoration costs to a maximum of \$1,000,000 per site.

While some may say that it is a small incentive (given its nation-wide mandate), others say that it is far better than nothing. I recall the designated property grants that used to be provided by the Province of Ontario as being quite small but having a profoundly positive impact on heritage properties. The largest part of that impact, in my view, was not the value of the grant (which was in the order of \$2,000), but the value of education about proper means and methods of restoration disseminated by provincial staff as a part of the grant. The other component of the grant, rarely talked about, was the spin-off effect of the support of many small firms of tradespeople across Ontario as a result of the kick-start provided by the grant in each case.

At the municipal level, the new mayor of Toronto appears to have a longer view of the impact of planning and development issues that may bode well for the resurgence of the city – heritage is a major com-

ponent of every great city and heritage activists must make their voice heard in this regard. However, although we have an ACO branch in Toronto (which we hope to see move ahead in the coming year with more activities), we are lacking strong branches in many other communities and we must try to expand our influence.

Our collaboration with Community Heritage Ontario (the umbrella organization for LACACs across Ontario) in an annual conference to be held in Hamilton next spring will prove to be an excellent manner in which to get our message out and allow members of both organizations to rub shoulders (although, as there are ACO members who are also LACAC members, I would presume that some may be required to rub their own shoulders!).

We should all anticipate a positive outcome from these political changes but must not, as a preservation community, let down our guard for an instant – even politicians with the best intentions can be re-directed by those who shout loudest and it is vital that we keep up the pressure and ensure the erosion of Ontario's distinct character will be halted.

I was pleased with attendance at our recent annual fundraising dinner. Tim Knox, Curator of the National Trust in England, provided an excellent lecture at the dinner and followed up on Saturday morning with a more detailed talk at the Ontario Heritage Centre. Thanks go out to the many donors who contributed to the success of the evening and to the organizers, led by Dianna Cook, who brought it together.

The dinner was held in the great hall at Hart House, University of Toronto. That grand space brought back memories of the many times I had lunch there during my student years. The relentlessly Gothic building, erected in 1919, is the equal of many English boys' schools of a much earlier period and is a great piece of architecture in its own right. (The only thing missing from the dining hall was the reek of several hundred years' worth of fatty mutton dinners which permeates the wood of many of the best public – read "private" – school refectories in the U.K.) The "liberation" of Hart House in the early 1970s was a hot topic of discussion during din-

ner as the building had until that time been an exclusively male enclave – I recall being a part of the protests during that period demanding equal access for women both at that site and at the School of Architecture (which was one of the first schools in North America to establish a policy of equal access for both sexes). My, how times have changed – attitudes that now seem antediluvian have shifted within our own lifetime. And it is the architecture and one's presence within that architecture that triggers the memory of past attitudes and allows us to reflect on the past and the future.

This architecture, singly and in groupings, is vital to the development and maintenance of a true community. Since its inception, the ACO has played a part in the maintenance of the communities of Ontario. Let's see to it that the ACO continues in this role.

---

## New Ontario Minister of Culture

**M**adeleine Meilleur is Ontario's new Minister of Culture, a portfolio that includes responsibility for heritage.

Ms. Meilleur was elected in 2003 after more than a decade in municipal politics. Since 1991 she has held office in the City of Vanier and the Regional Municipality of Ottawa-Carleton and as councillor in the new City of Ottawa.

A registered nurse and lawyer specializing in labour and employment law, Ms. Meilleur has led numerous committees and task forces. She was chair of Ottawa's Transportation and Transit Committee and of the Rideau Street Redevelopment Working Group. She also served on the Ottawa-Carleton Regional District Health Council, the Champlain District Health Council, the Ottawa-Carleton Children's Aid Society and the Vanier Housing Corporation.

Committed to building bridges between linguistic communities, Ms. Meilleur represented council on the French-Language Services Advisory Committee. She was



also a member of the board of directors of La Cité collégiale, the Ottawa Tourism and Convention Authority, the Centre d'Accueil Champlain and Opera Lyra Ottawa.

Ms. Meilleur received the United Way's 2001 Community Builder's Award and in 2002 was the recipient of le prix d'Excellence, awarded by the Réseau socioactif des femmes francophones, for dedication to the community. She served as a member of the Canadian delegation to the Francophone Games in Cameroon in 1996, as deputy mayor in July 2001 and as honorary president of the Tulip Festival in May 2002.

Ms. Meilleur was involved in the implementation of the Success By 6 Vanier, aiding the development of young children. A founding member of Learn to Earn, aimed at helping youth learn a trade, she has also chaired the fundraising effort for Maison d'amitié, a facility assisting female victims of violence.

Welcome Minister Meilleur!



Madeleine Meilleur

province's built heritage by giving the power to designate properties or districts – but without the power to stop demolition. Municipalities can delay demolition of designated properties for 180 days, and

require that a building permit for a replacement building be issued, and impose fines if the replacement building has not been constructed within two years. In the municipalities where city councils are committed to protecting their built heritage some pretty successful incentives and sophisticated negotiating and stalling tactics have evolved that are very often successful in protecting buildings in part or in whole. For example, the former City of Toronto, Ottawa, Kingston, Port Hope, Goderich, Niagara-on-the-Lake, and Stratford have done very well in preventing heritage demolitions.

But the following attitude is also very prevalent in Ontario communities: recognizing that the best a municipality can achieve is a 180 day delay, and that it will take a lot of time and energy to do that, many municipalities have developed a rather pragmatic, written or unwritten, policy that there is no point in designating a building if the owner is hostile to the designation.

The recent Divisional Court case in Lakeshore, near Windsor, threw out a resolution passed by the town that refused to consider designating property – in this case St. Joachim Church, a property owned by the Roman Catholic Church – if the owner would not co-operate. This court decision makes it clear that municipalities must act on their responsibilities to protect heritage buildings and that failing to designate has serious consequences. Even in cases where the prognosis for saving the building is difficult, the action by the municipality to identify the building as having heritage significance can be powerful in encouraging preservation. The Lakeshore matter has been sent back to the municipality for re-consideration.

This rather unusual situation arose because local citizens fought the decision by the

Roman Catholic Church to consolidate three congregations in the area into one church and to demolish the three existing church buildings. The municipality had decided not to designate and had adopted a condition that designation could only be done with the co-operation of the owner.

The residents got an injunction against the demolition permit that was issued on a number of grounds. The situation has an additional twist to most preservation battles in Ontario in that the churches were built by the Franco Ontarian community and are very important as symbols of their deep roots in the area. The lawyer hired by the group formed to defend the churches, S.O.S. (Save Our Sanctuaries) was Ron Caza, who had challenged and won the closing of the de Montfort hospital in Ottawa on a constitutional rights argument. It was hoped that the constitutional rights would also win the day in this case.

S.O.S. succeeded in getting the municipality's refusal to designate overturned, not on constitutional grounds, but because of flawed process. The judges ruled that the town had a responsibility to do what it could to protect the heritage buildings; and that the Ontario Heritage Act is established to provide for the "conservation, protection and preservation of the heritage of Ontario" and gives municipalities powers to "suspend certain private property rights." In making designation conditional on the property owners agreement the town had "aborted the decision making process." Again from the decision: "The very purpose of the Act must be to balance the interests of the public, community and the owner. This balancing would not be necessary if the owner's consent were a precondition."

If the town had refused to designate without the condition of the owners' consent, then the constitutional arguments would have come into play. In sending the decision back to the town, the court asked that the town consider that there are limits on the exercise of the municipality's discretion to designate "in matters where fundamental constitutional and societal interests are at stake. That discretion must be exercised within the boundaries imposed in the statute, the principles of the rule of law, the principles of administrative law, the

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## Victory in Lakeshore!

### Divisional Court finds municipality at fault in failing to designate local churches

*Catherine Nasmith*

One of the challenges of municipal government in Ontario are the many areas where responsibilities have been delegated to municipalities without sufficient authority or resources to execute them. Housing, roads, transit are a few examples. A recent Divisional Court judgement in Lakeshore should have municipalities lobbying the province for stronger powers to protect Ontario's heritage.

The Ontario Heritage Act gives municipalities the responsibility for protecting the

fundamental values of Canadian society and the principles of the Charter. These underlying principles include those articulated in the Montfort case, namely, a respect for and protection of the French-speaking minority in Ontario and the linguistic duality as a fundamental principle of Canadian society."

In discussing the case, lawyer Ron Caza noted that the effect of a municipality declaring the importance of a property, even through our weak designation process, makes it much more difficult for a property owner to justify its destruction, and that moral suasion alone has protected many buildings, particularly those in government or other institutional hands.

The town is likely to have to pay all costs in this case (which is fortunate for S.O.S. as the legal bills have come in at about \$120,000) and the Roman Catholic Church may also decide to claim costs because of the municipality's error.

On one level this is a cautionary tale for municipalities that are operating on the assumption that they should seek owners' approval prior to designation, but it also begs the very real question of how are municipalities supposed to conserve, protect and preserve the heritage of Ontario without the power to prevent demolition? It is a classic "catch 22" for municipalities – responsibility without authority. This decision clearly shows that municipalities are obligated to undertake often lengthy

and costly battles with property owners, in some cases several times during the life of a building, without the necessary powers to actually protect the properties in the end.

Time for the province to provide a law that works!

For the full text of the Divisional Court decision go to <http://www.canlii.org/on/cas/onscdc/2003/2003onscd10862.html>

## PreservationWorks! Update

*Alan Seymour  
Chair, PreservationWorks!*

**T**he advisory program of the ACO continues to attract a wide range of Requests for Service from clients across the Province. Recent highlights include:

- an attractive new Preservation Works! flyer describing the service and fees, available from the ACO office;
- Nina Chapple's research on the Sims Estate at Chicopee just outside Kitchener, which resulted in the discovery that landscape architects Carl Borgstrom and H.M.S. Carver were responsible for the design in 1933 (*see*

*report in this issue*). The request for service from the City of Kitchener was to inform discussions regarding an application from a developer to subdivide the estate;

- John Rutledge's report on an 1830s house at Hall's Mill Road in London, threatened with demolition by the city, which resulted in a reprieve for the building until June 2004;
- Nick Holman's report on the 1967 Ajax Civic Centre and adjacent Post Office, which recommends designation of the buildings to protect them from unsympathetic interventions. Designed by Eberhard Zeidler, they were completed in 1967.

PreservationWorks! reports in progress include:

- › YMCA Building, Windsor  
by Randi Glos
- › Mimico Station  
by Ian McGillivray
- › The Icehouse, Ayr  
by Brian Dietrich
- › Mount Forest Post Office  
by Alan Seymour
- › The Erwin House, Caledon East  
by Denis Heroux
- › 514 County Road, 23 Merrickville  
by Andrew Connidis

### *Joint ACO/CHO Conference in Hamilton, May 2004*

*ACO members please note... plans are underway for a joint conference of the ACO and Community Heritage Ontario in Hamilton next year. The Hamilton Region Branch will co-host the event, the first time the two organizations have held their annual conferences together. The weekend selected, May 14-16, 2004, falls between the usual conference times of the two organizations: the end of April for the ACO and end of May for CHO. Also note that the targeted weekend does not conflict with the Doors Open Hamilton and Toronto events (scheduled to take place the weekend before and the weekend after respectively).*

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# PreservationWorks! Report – Chicopee, Kitchener

Nina Chapple  
*Chapple Heritage Services*

## BACKGROUND

The City of Kitchener, through the Department of Development and Technical Services on behalf of Heritage Kitchener (Kitchener LACAC), requested a report from the ACO Advisory Board (now known as PreservationWorks!) on the forty-acre estate known as Chicopee bordering the Grand River.

The City's letter made two requests. One was for new research material that "would supplement the limited information the City had on file regarding the cultural heritage significance of the property. It is our objective to have the ACO assess the various degrees to which this property may be of significance architecturally, historically and contextually. Could this property be of Provincial heritage significance?"

The second request was for assistance "in identifying the key issues that perhaps need to be addressed and investigated in greater detail in the Heritage Impact Assessment (proposed configuration of condominium development, appropriateness of proposed lot sizes, need for design guidelines for development adjacent heritage elements, etc.)."

## CURRENT STATUS

### Current Zoning

The property is currently zoned A-1 (Agriculture Zone): some of the land has an 1R scenic regulation designation which relates to acquiring a fill permit from the Grand River Conservation Authority. A small portion of the lands are zoned P-3 (Hazard Land) immediately adjacent to the Grand River.

### Current Proposal

For the first time in its 82-year history, Chicopee is subject to a proposal for redevelopment. The Department of Development and Technical Services is expecting



Chicopee, north gate entrance

*Photo: Nina Chapple*

the present owner to submit a Draft Plan of Vacant Land Condominium application for 39 lots. The Department is considering making a Heritage Impact Assessment report a condition of processing the condominium application.

### Current Status of the Heritage Evaluation

In terms of the property's recognized heritage value, both buildings, the Sims residence of 1929 and the stone gardener's house of the 1860s, have been listed on the Kitchener Heritage Inventory but are not designated under the Ontario Heritage Act. Because information on Chicopee's landscape design and main residence were not available until now, Chicopee's significance as a cultural heritage landscape is at present neither recognized nor adequately assessed.

### HERITAGE SIGNIFICANCE: NEW INFORMATION

The city's request for additional research information on Chicopee has yielded the following new information which bears directly on the assessment of the estate's cultural heritage significance. The new sources include a contemporary article featuring Chicopee in *Canadian Homes and Gardens*, August, 1933, and references in the *Garden of Dreams*, *Kingsmere* and *MacKenzie King*, by Edwinna von Baeyer,

1990.

### Original Landscape Plan Discovered

The Chicopee grounds were not the work of an amateur: a Landscape Plan was designed in 1933 by the leading Ontario firm of Carl Borgstrom and H.M.S. Carver.

### Leading Firm of Landscape Architects

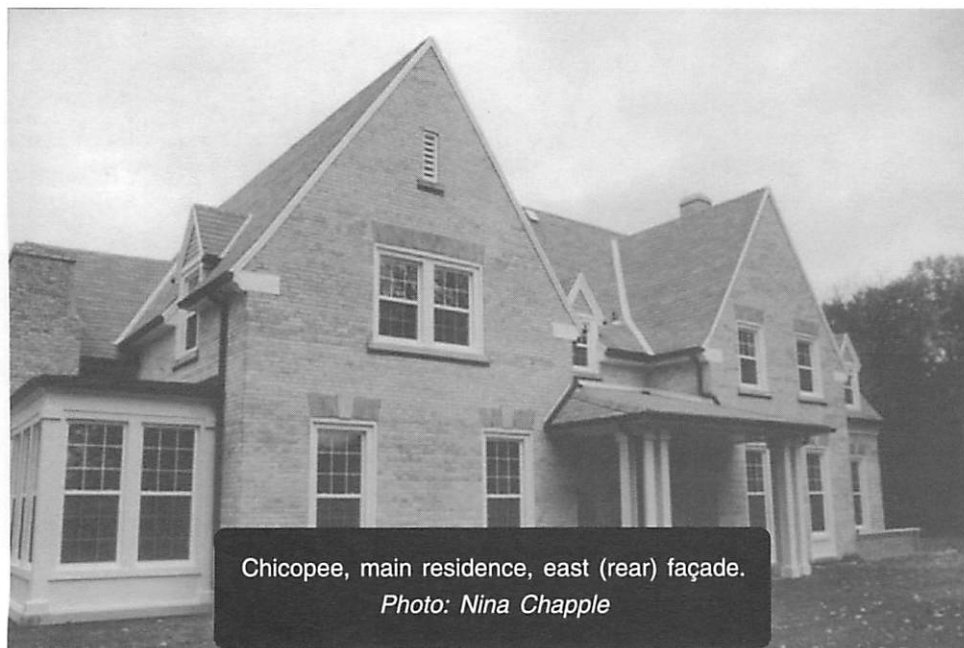
Carl Borgstrom was rated among the most outstanding landscape designers in early twentieth century Ontario and was also responsible for the original designs of the Royal Botanical Gardens in Hamilton. The Sims estate demonstrates Borgstrom's personal approach of integrating the natural environment with cultivated gardens, open park and buildings.

### Continuity of Estate

Borgstrom's landscape design is still primarily intact, retaining its original design and privacy. The trees have matured, the park and ponds are still remaining; built features have for the most part survived; the amount of the cultivated garden plants still existing has not been determined.

### Rare Heritage Resource

A landscaped country estate such as Chicopee is today a rare survivor. These large tracts of land are especially vulnerable to loss because of long-term maintenance requirements and their redevelopment potential. Nor was this tradition



Chicopee, main residence, east (rear) façade.

Photo: Nina Chapple

continued into the second half of the twentieth century, a victim of the Depression and war years.

#### Prominent Architectural Firm

The Sims residence was designed by a prominent Toronto architectural firm, Forsey Page and Steele, well known for many contemporary houses and the Garden Court Apartments in Toronto. The main house takes full advantage of its site by providing views in all directions and its picturesque massing fits in harmoniously with its surrounding landscaped setting.

#### CONCLUSION: RECOMMENDED PROCESS

##### Evaluation of Chicopee as a Cultural Heritage Landscape

Because no heritage assessment has ever been done of the Chicopee estate in its entirety, it is recommended that, as a first step, Chicopee be evaluated as a Cultural Heritage Landscape. Sufficient new infor-

mation has come to light now to warrant an assessment in terms of Chicopee's importance to the City and possibly to the Province as a Cultural Heritage Landscape. It is further recommended that this evaluation be undertaken by a professional specializing in the history of landscape architecture. Preferably, this assessment would be done prior to the Heritage Impact Assessment so that Heritage Kitchener (LACAC) can fulfill its responsibility of providing informed advice to the City on its heritage resources. If this resource is considered unimportant, LACAC would not need to report to Council.

##### City of Kitchener Decision

The second step in the process would be for the City, if LACAC has provided heritage advice, to make a determination re: the future development of Chicopee. In this case, Council's decision could range from:

- retaining the agriculture zoning/open space and keeping the entire estate intact, to

- protecting specific aspects of the estate – structures and/or plantings and/or vistas – allowing for partial changes to the estate, which could range from a few very expensive lots secluded away to a number of lots which would not intrude on the protected areas, to
- not protecting any of the site and allowing development of the whole estate.

#### Heritage Impact Assessment

In the first case, the estate might remain as a single residence, or possibly be considered for adaptive re-use for the City, or a component of the Chicopee Conservation Area, or a horticultural garden, or an appropriate institutional use, etc.

For the latter two cases, a Heritage Impact Assessment is recommended. When planning new development on an established historic site, it is of utmost importance to respect the natural and built heritage features.

Heritage attributes include among other things the ravine, ponds, treed allee, Grand River embankment, specimen trees, and open park space. Other attributes include the designed vistas such as the ones east out over the Grand River and west to the open parkland from the main house.

Heritage attributes also include cultivated gardens which are concentrated around the main house, particularly the hedges, lily pond, cut garden and rose garden (the alpine garden could be restored as well). Stone steps, walls and fountain are integral to these gardens. While these gardens often date from the early part of the 20th century, they provide an added value to those particularly interested in horticulture.

The built heritage attributes include the stone gardener's house, the main house,



#### **\*\*ACORN Deadline\*\***

Spring 2004 Issue (includes branch reports) - February 1

Contributors - please mark your calendars now!





the bridge and entrance drive, stone gates, lanterns, etc. The houses need an appropriate amount of space to set them off well; the main house in particular was designed for a large setting and should be given a substantial lot and sufficient “breathing space,” possibly retaining its surrounding gardens.

In terms of new construction, design guidelines are recommended in terms of materials, size, massing, orientation, etc. Houses too large or too many or too crowded could undermine the spaciousness and natural beauty of the setting, which is the hallmark of this estate.

In any event, Chicopee is a most unusual and important resource: whatever its future evolution will be, this property should not be approached as just another open field ripe for development but as a very special and rare legacy to be treated with care and respect in terms of both its architecture and its landscape setting.

## CHICOPEE: “The Ideal Country Seat”

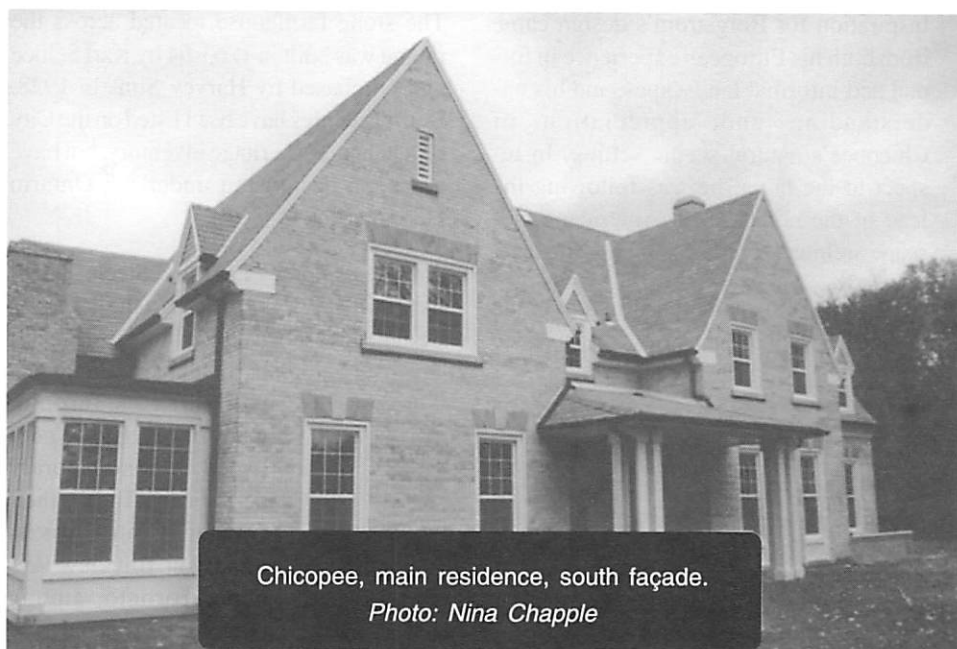
### *Preliminary List Of Heritage Attributes*

#### **Chicopee, A Cultural Heritage Landscape**

**T**he former Sims’ Estate, known as Chicopee, is located within the City of Kitchener on a height of land, a hundred feet above and directly overlooking the Grand River. To the west is the Chicopee Ski Hill and Conservation Area.

In 1933, consisting of 45 acres (currently 40 acres), this private estate of Harvey “Peter” Sims featured a main house, built in 1929; the gardener’s house, a stone farmhouse dating from the 1860s; and extensively landscaped grounds, dating from a plan of 1933.

The original landscape design included cultivated formal gardens and terraces immediately surrounding the main house, set in a natural landscape that featured the steep slopes of the Grand River, woods, ravines, ponds and open parkland, all remi-



Chicopee, main residence, south façade.

*Photo: Nina Chapple*

niscant of a scenic English country-house landscape.

As an example of a successfully integrated composition of historic buildings, natural landscape, cultivated gardens and park, Chicopee constitutes a Cultural Heritage Landscape of considerable unity and effect.

The Chicopee Estate was published in a contemporary periodical, *Canadian Homes and Gardens*, August 1933. The article describes Chicopee as possessing “in unusual variety the characteristics of the ideal country seat.”

#### **Landscape: Heritage Attributes**

The Landscape Plan was designed by the firm of Carl Borgstrom and H.M.S. Carver and dates from 1933. It should be noted that Peter Sims, a passionate amateur gardener, played an active role in the horticultural development of the property during his 25-year ownership. The property has not been evaluated in terms of its landscape design and significance.

Carl Borgstrom (then of Wilson, Bunnell & Borgstrom), with a European training, had established himself as a leading landscape architect in Ontario with the winning of the Northwest Entrance competition in Hamilton. As part of this commission, Borgstrom designed the Rock Garden in 1928, the first component of the

Royal Botanical Gardens, and was commissioned in 1942 to make recommendations re: the future development of the RBG. Today, the RBG is Canada’s largest botanical garden. In 1934, both Carl Borgstrom and Humphrey Carver were founders of the Canadian Society of Landscape Architects and Town Planners. H.M.S. Carver, an English-trained professional, joined Borgstrom’s firm during the 1930s and is well-known for his later writings on urban planning: *Houses for Canadians* in 1948; and *Cities in the Suburbs*, 1962.

Borgstrom’s plan for Chicopee is characteristic of his personal approach to landscape design: “to let the trees and grounds develop in their own natural way.” Borgstrom capitalized on the natural merits of this distinctive riverside site by opening stunning prospects to the water below; by enhancing the deep, wooded ravine with two ponds, a bridge, and curving drive; and by converting the slightly undulating lands to the west into a vast green park punctuated by specimen trees and reflecting pool. The formal cutting garden, lily pond, rose garden, alpine garden and pergola clustered close around the main house served virtually as extended outdoor rooms. The landscape was further enhanced with entrance gates, stone walls, stone terraces, fountain and numerous other landscape features.

Inspiration for Borgstrom's design came from both his European experience in formal and informal landscapes, and his understanding and appreciation of Chicopee's natural scenic setting. In respect to the latter, he was following the lead of the noted North American landscape architect, Frederick Law Olmstead.

The extent of the park and structure of the gardens as well as many of the man-made

The stone farmhouse located across the ravine was built in 1863-64 by Karl Schlee and purchased by Harvey Sims in 1928. Both structures have been listed on the City of Kitchener's heritage inventory, but have not been designated under the Ontario Heritage Act.

Architects Forsey Page and Steele, established in 1926, flourished in the 1930s as designers of substantial private residences, particularly in the Forest Hills area of Toronto, many of which were published in contemporary periodicals. Today, their Garden Court Apartments on Bayview Avenue, Toronto, among others, is considered to be a highly significant component of that city's architectural heritage. The firm continues to practice today under the name of Page Plus Steele, Inc., Architects.

The Sims' residence provides an architectural focal point for the estate and at the same time fits harmoniously into the overall landscape design. The house itself consists of an animated, asymmetrical compilation of projecting and retreating gabled roofed sections, tall chimneys, multiple dormers, and bay window that extends horizontally along the top of the bluff. In this respect, the structure takes full advantage of the various scenic vistas afforded in all direc-

tions. It also corresponds in spirit to the informal, picturesque quality of the setting. As the contemporary photographs show, the façade originally incorporated window awnings and foundation plantings that further enhanced the close relationship between exterior and interior. The success of the design lies in part with its pleasing scale, lively composition and compatibility with the site. Recently, the house has been renewed with aluminum windows,

complete interior painting and the removal of the original white paint and gray trim from the yellow brick masonry.

According to the City's records, the one-and-one-half storey home originally owned by Karl Schlee was erected in 1863-64 as a farmhouse. The builder is unknown.

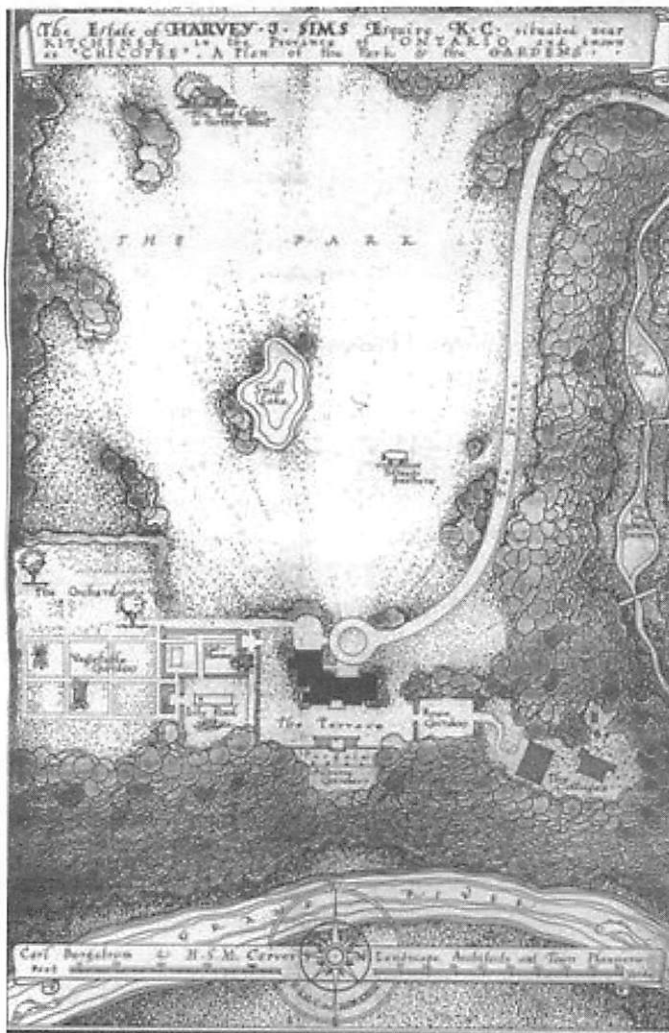
As a pre-Confederation farmhouse of uncoursed rubblestone construction, the gardener's house is a relatively rare heritage resource in the Kitchener area. The building is in good condition and has undergone few changes. The free-standing stone smokehouse to the rear of the house, dating from 1892, once a typical outbuilding in the nineteenth century, is today an uncommon survivor.

### Historical Associations: Heritage Attributes

Lawyer Harvey "Peter" Sims, K.C., was important to the community life of Kitchener in his professional capacity as the City Solicitor and author of "Life Insurance Contracts in Canada." He was also known as a keen sportsman active in numerous sports organizations; as director of a number of financial and insurance institutions; and for his active role in politics, including being MacKenzie King's campaign manager. His life hobby was landscape gardening and Chicopee represents the culmination of his horticultural achievements over his twenty-five year ownership.

Canadian Prime Minister MacKenzie King, whose home in Kitchener "Woodside" is a National Historic Monument, was a life-long friend and associate of Peter Sims and apparently a regular visitor to Chicopee. The two men shared a passion for landscaping their country homes in the British tradition and it is said that MacKenzie King admired and got ideas for his "Kingsmere" estate in Ottawa from Sims' Chicopee.

The Depression and war years marked the end of an era when wealthy owners of country estates undertook to transform their entire property into an integrated landscape composition, thus marking Chicopee as among the last of a long-time social tradition.



Chicopee, — "A plan of the Park and Gardens"  
From: *Canadian Homes and Gardens*, August, 1933

elements have survived relatively intact. To assess Chicopee's place in the landscape history of Ontario, further investigation is needed into its landscape design in terms of its quality, frequency, current condition and rarity.

### Architecture: Heritage Attributes

The main house was built in 1929 for Harvey Sims to the designs of the Toronto firm of Forsey Page and Steele, Architects.

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## NEWS FROM OUR BRANCHES

### North Waterloo Region

*Marg Rowell*

#### Doors Open

**W**aterloo Region held its first Doors Open event on Saturday September 20, 2003. In all, 28 sites were on the tour. The day was very successful with about 7,250 visitors. A number of the sites were 150 years old – these were especially chosen to celebrate the 150th year of the establishment of Waterloo County, which later became Waterloo Region.

One of the highlights of the day was the historic designation plaque unveiling of the 1867 stone Rummelhardt School. It belongs to the Kitchener-Waterloo Bilingual School and was restored in 2001. The most popular site was the Waterloo County Gaol and Governor's House. The lines of people waiting to see these restored buildings was quite long. The buildings now serve as offices and courtroom space.



Paris Plains Church, Paris  
*Photo courtesy  
Doors Open Brant 2003*

The famous West Montrose Covered Bridge, the only one of its kind in Ontario, was also on the tour, as were some rural

churches, and two historic restaurants – one in Baden, the other in New Hamburg. In Elmira, one of the buildings I visited was the Dreisinger Furniture store; it has one of the best-preserved tin ceilings I have ever seen.

A lot of volunteers were needed to man the various sites. Without them the day would not have been so successful.

#### Tour of Paris

Our branch toured Paris on Sunday, September 28. Our tour guide was Margaret Deans, a long time resident of the area and a dedicated advocate of the preservation of the historic buildings of Paris, particularly those made of the distinctive local cobblestone. The tour began at the Paris Plains Church. Of cobblestone construction, it was built in 1845. The interior is almost original and has beautiful original oil lamps hanging from the ceiling.

We then drove a few miles into Paris itself and did external visits of several notable cobblestone buildings. Paris was first settled by an English gentleman, William Holmes in 1821. In 1829 he sold 1000 acres to an American, Hiram Capron, from Vermont. Hiram Capron developed the town and used the natural gypsum found along the riverbanks to make plaster of Paris. Many of the early settlers were Americans.

Levi Boughton, a mason from New York State, introduced the art of cobblestone construction to Paris. A rubble wall was built first; then cobblestones were selected for their uniformity of size, shape and colour. These were laid on a slant with rows of peaked mortar joints between the rows and between each stone. It was an expensive building method and sometimes only the front and side walls were done in cobblestone while the back wall was of field stone.

The Paris LACAC has prepared an excellent architectural walking tour of the



Waterloo Region  
Children's Museum, Kitchener  
*Photo courtesy  
North Waterloo Region ACO*

town and we recommend having tea and sweets at the restored Arlington Hotel after the tour.

#### Waterloo Region Children's Museum

The children's museum opened at the end of September in the former Goudies Department Store at the corner of King and Queen streets in downtown Kitchener. The exhibits are extremely interactive and interesting and the museum will be a wonderful addition to the region's places to visit.

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### Quinte

*David Bentley*

**2**003 marks the twentieth anniversary of our branch. Our success has been achieved by the assistance of all our members over this time, and especially of two of our past presidents, Roger Grieg and Dan Atkinson. The Quinte ACO



Branch continues to be a vibrant group with monthly tours of interest for the general public as well as members.

2003 saw walking and driving tours of Queen's University/Kingston; Dundas Street West/Bellefonte; Napanee; and Royal Road/Prince Edward County; as well as a bus trip to Parkwood Estate, Oshawa. I am always amazed by the good turnout we have for the tours (approximately 40 to 50 people each) so it shows that all the preparation involved is worthwhile.

Generally our members are made of very stern stuff, which may explain why our tours have taken place during driving rain, sleet and even snowstorms.

Over the last few years though we have given the members a bit of a break by having guest speakers or videos for the months of January, February and March. Our final tours for the year took us to Morrison Point/Black Creek in Prince Edward County (October 19) and to Picton (November 16).

The tours for 2004 and 2005 have been sketched in and they promise to take our members into unvisited territory. We will be having a guest speaker (as yet unknown) in January; a video of Great Lakes light-

terested in hearing from anyone in our area who needs assistance.

We welcome members of other ACO branches to attend our tours. For more information please feel free to contact David Bentley at (613) 968-7605.

## Cobourg

*Greg Hancock*

Over \$6,000 was raised at the second "Moveable Feast" fundraising event with about 93 guests dining in local homes after a champagne reception at the Art Gallery of Northumberland. The event proved very popular and will be repeated in 2004.

The "Barracks," a mysterious stone building believed to date back to the War of 1812, is being restored by the Cobourg Museum Foundation under the guidance of Peter John Stokes and Gerald Sproule. The ACO Cobourg Branch has sponsored the installation of replica windows with old glass. They are currently being installed.

The ACO Cobourg Branch has offered \$20,000 to the Gillbard Cultural Centre Committee, which is fundraising to take over an early 1900s downtown school recently vacated by the school board. The Committee plans to operate it as a cultural centre.

## Windsor Region

*Pat Malicki*

### 2003 Photo Contest

This year's Photo Contest ("Chimneys") was another success. While the number of entries (52) was about the

same as 2002, we have some returning photographers and several new ones each year. Judging took place on June 9 and all photos were on display at the Arts Coun-



Doors Open tour of Windsor's Capitol Theatre

*Photo: Nancy Morand*

cil Windsor & Region gallery for a week at the end of June. A reception was held that week, with the winners, sponsors and many participants in attendance. Rina and her committee did another great job.

One of the rules of the contest is that ACO - Windsor Region retains the right to use all submitted photos as they wish. When we were working on the 2003 Doors Open brochure and needed artwork for the cover, we realized that we had over 50 photos available for our use. We sent them over to the marketing firm and they picked a photo of a building that was actually on the tour.

### Annual General Meeting

Chris Borgal was guest speaker at our June 18 AGM at the former Chalmers United Church in Walkerville. Chris's talk on "Of Bridges and Poems" was very well received. The church was purchased last year with the intention of being Greg Vandersell's new home. While that project is on hold at the moment, he is not even thinking of tearing it down or selling it as a tear-down.

### SOS-Eglises

Needless to say we are ecstatic with the court decision in the issue of the St. Joachim and Pointe-aux-Roches churches.



Crassweller House, Windsor, a Doors Open 2003 site

*Photo: Nancy Morand*

houses in February; and either a guest speaker or video in March on train stations. Our branch continues to help local restoration projects financially and we are in-



It is interesting to note that there was an article in the Lakeshore News in early July reporting that some of the municipal councillors were questioning their "wisdom" regarding the original decision not to form a LACAC and to require that only the owner of a building could request designation. As of that date, the municipality's legal bills were close to \$70,000; with the recent win we (SOS and ACO) will be asking for reimbursement of some of our costs (over \$85,000 to date). The result could be a very expensive issue for the Town of Lakeshore! Again, as always, our thanks to all the ACO members and branches who have contributed financially. About \$40,000 of the \$85,000 has been raised to date.

David Tremblay, co-chair of SOS-Eglises, was invited to speak to the Conference of Francophone Jurists in Ottawa in June. His comments were very well received. David ran for Mayor of the Town of Lakeshore in the November municipal elections. While he didn't win, he made a good showing!

### Walkerville Town Hall

After Stephen Marshall's wonderful presentation at our conference in Walkerton last spring regarding the success of the Walkerville Town Hall project, we were shocked this summer to discover that the owner of the Town Hall had replaced the windows, which were exact replicas of the original 1903 windows. There is a heritage easement on the property and the Windsor Heritage Committee was not consulted about the proposed work! In one day, the windows were taken out and inappropriate replacements were put in. The Windsor Heritage Committee and our ACO branch are attempting to find out why this was done – so far our correspondence to the owner has been answered by the owner's lawyer (basically saying "buzz off"). The Walkerville Town Hall has been the "poster child" for our efforts to promote conservation of our heritage buildings and we are attempting to resolve this issue.

### Doors Open Amherstburg/Windsor

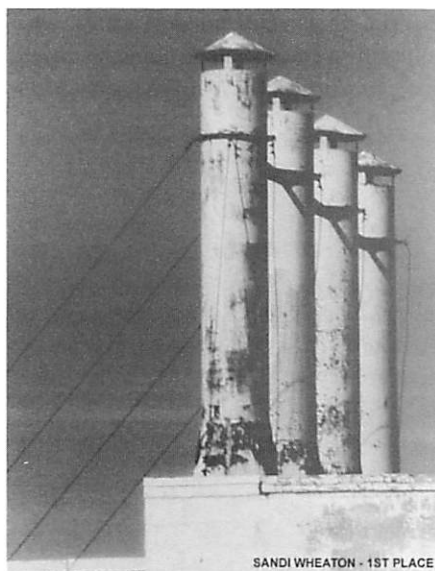
These events on October 4 and 5 were a great success. Over the two days, we recorded in excess of 14, 000 site visits! I



Carl Kotevich's first prize photo in the digital category

don't know whether we are establishing a pattern, but Friday night it was raining, Saturday morning the sun was shining (same as in 2002). It was wonderful to see everyone walking around with their Doors Open brochures – old, young, families, singles. We identified visitors to Amherstburg and Windsor from as far away as Toronto. Doors Open Ontario is a success!

In 2002, Windsor went it alone for Doors Open. After our event, officials from



Sandi Wheaton's first prize photo in the black and white category

Amherstburg contacted us about doing a combined event. It was then decided to apply for Trillium funding for both municipalities. We were very pleased to receive \$80,000 from Trillium for a three-year period. The funding covers the cost of hiring a project co-ordinator, developing a fundraising strategy and the cost of promotion. We hit the ground running when the funding was approved and our hard work paid off. Our co-ordinator, Joan Carter, is truly a gift from above. We would like to thank CBC Radio and TV, our media sponsor, Hiram Walker & Sons Ltd., and CAW Local 200 (Ford) for their sponsorship. The Windsor Star was also very supportive.

There were over 40 sites open on the weekend – some from last year and several new ones. Because Windsor's Doors Open event is on a Sunday, the churches are open from noon to 4 p.m. We expect to add more religious buildings each year.

### Windsor Airport

Seventy-five years ago, Walker Airport opened (yes, the Hiram Walker family name). On the weekend of September 6 and 7, a celebration of this milestone took place. On September 6, 600 people attended a dinner and Swing dance held in the original hangar. On September 7, a free air show took place and rides in a bi-plane were available. At the dinner, we were given a copy of the original souvenir booklet from the 1928 opening. It was amazing to look at the ads and try to determine what buildings and businesses were still in existence.

While this was not an ACO event, we have been approached by the Historical Aircraft Association about having the hangar designated as an historical site. Windsor Airport is now actually in Windsor, so at least there is a committee and process in place to facilitate this.

## Port Hope

*Blake Holton*

If you were ever hard pressed to find a reason for being passionate about the

preservation of heritage architecture, the Port Hope ACO annual House Tour offers up a very important one on the first Saturday before Thansgiving each and every year.

For many years now, over 1500 tour-goers have made their way to this picturesque community located less than one hour east of Toronto. For less than the price of a good lunch, they are invited to experience the ambience of eight of the finest heritage homes, in one of the most charming small towns in Ontario.

The manpower required to present this annual event is mindboggling with hundreds of local volunteers lined up to help the cause of the ACO. While there is no question as to the importance of this event as a fundraiser for branch projects, many other important economic results transpire for a host of other groups and organizations. House Tour day has now become one of the most important retailing days on downtown merchants' calendars. 1500 visitors exploring the heritage streets and laneways of Port Hope love to take a break now and again. They pick up that perfect something in one of our many shops and galleries. They take time to relax at a bistro or cafe. The result – an economic bonanza for merchants and service providers in our downtown heritage conservation district!

House Tour day has also become one of Port Hope biggest days for viewing properties offered for sale by members of the local real estate board. Many a tour-goer

has come for the day and ended up staying a lifetime just by participating in an impromptu visit to a realtor's open house. In fact, the marketing of our heritage architecture has become a very important economic engine for the entire town and has allowed our organization to tackle restoration projects that otherwise would have been out of reach.

Our built heritage speaks volumes about who we are and where we've been. It is an important link to our past, both as a community and as a nation. By rights there should be no other reason necessary for saving and restoring historically significant homes and buildings. Should you, however, need another reason to believe in preservation, house tour tickets go on sale next April.

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## London Region

*Don Menard*

### From Walk to Walk

Following a highly successful Gera-nium Walk in June, our thirtieth annual walking tour, the ACO London Region carried out its second summer planning workshop to set details for the 2003–2004 season. Autumn activities included a bus tour on October 18 to the Aylmer area conducted by ACO member Bill Haight. On November 4, well-known author Ron Brown talked about his recent book *Downtown Ontario – Unusual Main*

### *Streets to Explore.*

Our Annual General Meeting moves to January 2004 where Recording Secretary George Goodlet will use slides to describe architectural styles in London and region. In February, ACO London will organize our joint meeting with the London and Middlesex Historical Society at which Museum London curator Mike Baker will speak. Pat Malicki, President of the Windsor Region, will be our guest on April 1. She has been invited to describe the videos undertaken by that branch. Of course, our year ends with our thirty-first Gera-nium Walk on Sunday, June 6, 2004.

### Doors Open

On October 4 and 5, many of London Region's ACO members were involved in London's second Doors Open event. Sixty-seven sites were on this year's tour (up from 47 last year). Popular new sites included Mount St. Joseph's Motherhouse, the Info-Tech office (formerly Oakwood, home of Benjamin Cronyn), the newly opened Secrets of Radar Museum, Woodland Cemetery and Labatt's Breweries. Old favourites such as the Waverley Mansion, Idylwild and the Mocha Shrine Temple continued to draw large crowds eager to gain insight into the rich and famous of London's past. At the time of this report official attendance figures had not been tabulated but opinion suggests that the event was another success.

### PreservationWorks! to the rescue

In a previous report mention was made of an early home at 211 Halls Mills Road, in the Byron area of London. Owned by the city, the building was threatened with demolition in the spring. However, thanks largely to John Rutledge, under the auspices of PreservationWorks!, the ACO's advisory service, the building's demise has been postponed. John's examination of the building confirmed what local heritage advocate Milyn Hall had argued – that the home was built circa 1835–40, which would make it one of the oldest structures in the London area, and is a good example of a "saltbox style" home.

With the authority of this report London City Council has agreed to stabilize the building to prevent further deterioration

## A big thank you to Port Hope House Tour volunteers

On behalf of the Board of Directors of the Port Hope Branch of the ACO, I am honoured to thank Penny Harris and her incredible crew of House Tour volunteers for the amazing job they did presenting the 2003 tour. With the hundreds of volunteers required to pull off this annual presentation, it continually mystifies me just how professionally this important branch fundraiser runs.

Again, on behalf of all of us...a big thank you to all for a job so very well done.

*Blake Holton*  
*Port Hope ACO Branch President*

and to set up a working committee to investigate potential uses of the residence and recommend appropriate restoration plans. Funding for these matters must also be part of the committee's task. ACO London has named members Paul Kershaw and John Therriault to represent it on the committee, which must prepare its report to City Council by June, 2004.

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## Heritage Meaford

*Deborah Thompson*

**I**t has been a long time since our first ACORN report in Spring 2001. As the youngest and most northern branch of the ACO, Heritage Meaford is happy to report that we are alive and well. We have been very busy since our inaugural meeting of February 7, 2001.

### Meaford Town Hall

Our main reason for forming was concern for our threatened town hall (featured on the cover of the Spring 2001 ACORN). Our branch got to work quickly and together with the Meaford Museum Board went into partnership with the municipality seeking funding from the SuperBuild Program for a Town Hall Restoration/Museum Expansion Project.

For eight months during 2001 Heritage Meaford worked non-stop with the municipality, the museum curator and consultants on a feasibility study for the Town Hall Restoration/Museum Expansion project and an application to the SuperBuild program. This exciting project will culminate in a new cultural centre and an expanded museum for our community. Heritage Meaford was responsible for getting nearly \$80,000 in initial pledges from local groups and organizations, but it still took well over a year for council to really buy into the project. The first application was refused due to the lack of a municipal financial commitment. In February 2002 council bounced back with a second application and promised to put \$2.3 million into the project. Heritage Meaford provided much prodding and helped create a groundswell of public support. Council listened. Additional local community



Meaford Town Hall

*Photo courtesy Heritage Meaford*

fundraising, helped by Heritage Meaford, would be responsible for a contribution of \$700,000. It was a total shock to everyone involved to find out two months later that we had been successful and would receive the \$1.76 million from SuperBuild.

Deborah Thompson and Kerry Riley of Heritage Meaford later worked with the ad hoc committee during the set-up of a committee of council (board of management) to see this project through over the next three years. Heritage Meaford nominated Kerry Riley as its representative on this board. Our role will revolve around heritage issues and insuring the initial goals will be achieved.

On September 21, 2003, the Meaford Hall Board kicked off their fundraising campaign. Heritage Meaford was pleased to make substantial donation. Of the \$700,000 to be raised by the community, cheques and pledges amounting to over \$300,000 were received at the kick-off alone.

### Meaford charette

In 2001 we sponsored a weekend design charette. Architects and architectural students, led by Professor Masha Etkind of Ryerson University, worked on an intense

brainstorming session revolving around new design concepts for the historic downtown. The Business Improvement Association worked with Heritage Meaford on this enlightening event. The students' work was presented to an audience that included downtown business people and municipal council.

### Lost buildings study

Another project saw fruition in a report for the ACO, done in conjunction with the University of Waterloo and funded by the Trillium Foundation. A survey was completed for "The Loss of Heritage Properties in Ontario," published in April 2002. Local resident, Audrey Michel, worked on behalf of Heritage Meaford to collect the data. The significant finding in Meaford was that it had lost "over 300 times more heritage buildings than other types of buildings" compared to other communities – an alarming rate of loss highlighted in the report. A copy of the report has been donated by Heritage Meaford to the Meaford Public Library.

### New Meaford Official Plan

We are looking forward to commenting on the municipality's new official plan, which will be under discussion in the next few months. The document is supposed to highlight heritage and environmental aspects.



## Book Review: Old Toronto Houses

Catherine Nasmith

*Old Toronto Houses*, by Tom Cruickshank. Photographs by John de Visser. Firefly Books.

What a treat to be asked to do a report on Tom Cruickshank's new book, *Old Toronto Houses*. This is a book that consciously decides to put the city's best architectural foot forward, and does it beautifully.

The book is weighty, and very visually impressive. The 400 photographs by John de Visser carefully edit out much of the unfortunate background of some of the 250 properties represented – they would leave a foreign reader with the impression that Toronto is a glorious place full of spectacular domestic architecture, where the sun always shines and brick is redder than red. Even in the few shots with snow,

the houses and settings look very romantic. Of course Toronto has many beautiful neighbourhoods, and lovely historic architecture, but it will never look better than it does in *Old Toronto Houses*.

A dramatic coffee table book, which will no doubt be a very popular Christmas gift this year, it offers the story of Toronto's domestic architecture, starting with Henry Scadding's cabin, stopping at the surprising house on Broadview Avenue that hides an older log cabin in its walls, and proceeds up through Georgian, Queen Anne, Victorian – high and low – and on to the Arts and Crafts and the Bungalow. For those challenged

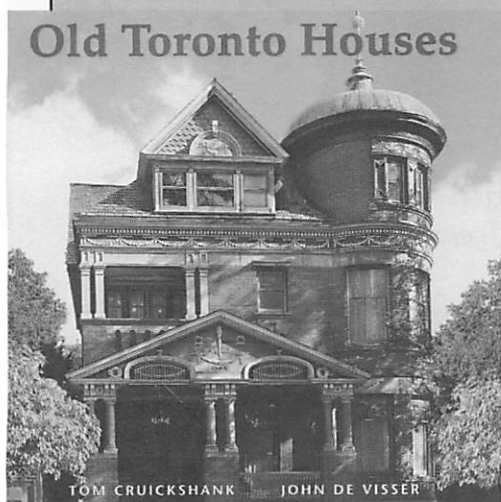
with identifying buildings by style, this book offers good examples of many common domestic styles and a nice index of architectural terms. Alas it does not cover the postwar period – that is a book that still needs to be written, and soon.

The book is sorted by style and by neighbourhood, and takes in buildings all across the newly enlarged City of Toronto. The text offers information about the builders, architects and owners of the houses, written in a light and breezy style. It would be nice if there was more profile of the different architects represented, and more information about other commissions, but that may also be another book that needs writing.

Occasionally, we are treated to interior shots – there are lovely photos of Casa Loma, Spadina, and Mackenzie House, all house museums and open to the public. The private interiors remain private; perhaps some of the owners will volunteer to participate in Doors Open.

With the exception of Parkdale, the neighbourhoods represented are Toronto's most expensive, and the houses are often the mansions of the wealthy. However, there are also many examples of houses built for the less well to do. The examples in Parkdale tend to be the beautifully restored.

Stephen Otto, in his foreword, puts this book in the tradition of other books about Toronto: "During Toronto's history of barely two hundred years, we have been fortunate to have people like Henry Scadding and John Ross Robertson in the nineteenth century, and Eric Arthur, William Dendy, William Kilbourne and Patricia McHugh in the second half of the twentieth century, take up their pens to remind us of the splendid accomplishments of our predecessors, and particularly of their buildings." *Old Toronto Houses* is worthy of a place next to these others on your shelf.



## South Bruce-Grey

Mary Robinson Ramsay

### New life for the Kincardine Pavilion

After a year of negotiations, the Friends of the Kincardine Pavilion and the Municipality of Kincardine have reached a mutually acceptable agreement that provides funding in the form of a loan in the amount of \$25,000 to assist in the preservation, restoration and development of the last remaining beach pavilion on Lake Huron.

This agreement provides the loan on a dollar for dollar matching basis, with community and other government level fundraising, up to a level of \$50,000.

Reached in early October, the agreement recognizes the municipality's intention to eventually move the pavilion for the expansion of water treatment facilities. The committee understands this may mean a move of about 200 yards south in Dunsmore Park on the waterfront.

The agreement gives the Friends a green light to initiate fundraising activities immediately and make the building available for rental to community organizations until October 31, 2005, at which time details of Phase 2 of the agreement will be established.

Preliminary estimates suggest a total fundraising effort of between \$300,000 to \$350,000 is required to return the building to the prime showcase venue, community hall and tourist attraction it once was. To that end, the Friends launched their fundraising efforts in November under the banner of Let's Dance. Although the organizers would have held the celebration in the old dance hall itself, the Pavilion cannot be used safely until several structural challenges are addressed.

A July 29 report by the municipality's engineer, B.M. Ross and Associates, notes that the load bearing walls must be plumbed and that deteriorated wood in the windowsills must be replaced to make it suitable for use. A local contractor estimates the cost for the walls to be about \$30-35,000 and the sill plates to be about \$1-2,000.



Once in operation, the Pavilion will be under the direction, supervision and control of the Friends of the Pavilion, in liaison with Municipal Economic Development Committee.

Friends of the Pavilion Vice-chair and ACO South Bruce-Grey board member Catherine Macleod credits the work of the volunteers who collected over 4,000 signatures in support of the Pavilion. "Our first step was to keep it from being demolished and to buy time to come up with a viable strategy and I am relieved to say we have achieved that goal. The next step is to make it happen."

"We will continue to depend on the tremendous perseverance of our local committee and we appreciate the expertise offered by the ACO, ACO engineer Eric Jokinen [who provided a PreservationWorks! report on the structure], the efforts of Councillor Guy Anderson, the support of the Municipality of Kincardine Economic Development Committee and the encouragement of our local newspapers."

"We also appreciate the work done by writer and historian Peter Young in drawing public attention to the cultural and heritage value of the of one of our communi-



Preparing the main dining room for dinner  
*Photo: Jane Edmonds*

ty's most cherished structures, where for decades thousands of couples have danced and fallen in love to the sounds of Canada's top bands and the waves and winds of Lake Huron."

For further information contact Catherine

at [cmacleod@hurontel.on.ca](mailto:cmacleod@hurontel.on.ca).

## Fryfogel's Tavern Dinner a Spectacular Success!

*Harry Finlay*

**O**n September 25, 2003, surprised motorists on the Huron Road (highway 8) east of Shakespeare saw travellers in 1850s garb arriving at the historic Fryfogel's Tavern. Guests were attending a re-enactment of the 1849 wedding dinner for Christian Dietrich and Nancy Fryfogel in the company of Nancy's parents, Sebastian and Mary Fryfogel, the first innkeepers set up by the Canada Com-

pany in 1828. The building glowed with candlelight, enriched with the bouquet of venison, goose, fall vegetables and happy spirits. The 70 guests (inwardly warmed by having donated \$250 towards the tavern's restoration) enjoyed a gourmet period feast prepared and served by volunteers from Stratford's Chez Soleil Cooking School, in authentic surroundings provided by the settlement's early builders and volunteers from the Perth County Historical Foundation, owners of the provincially significant historic site.

The dinner was an inspired gift to the foundation by the principals of Chez Soleil Janet Sinclair and Liz Mountain and their student volunteers, the event was a joy to all and the proceeds a gift to future generations.

Given the prolonged involvement of the family, the Fryfogel Tavern is no ordinary historic site. Sebastian Fryfogel was recruited by the visionary John Galt (along with Andrew Seebach and Antony Van Egmond) to establish roadside inns to give shelter to settlers travelling the Huron Road into a million acres of wilderness terrain undisturbed since the withdrawal

of the Wisconsin glacier some 12,000 years earlier.

Fryfogel built a log shelter in 1828, and in 1844 built the impressive brick and stone



Welcoming guests at the front door  
*Photo: Jane Edmonds*

building still on the site. Twelve years later Casimir Gzowski's Grand Trunk Railway crossed the fields in back and that was the end of settlers arriving by road. Subsequently, several generations of Fryfogel descendants made the building their home. In the 1930s the tavern was leased by Amos Fryfogel to Ethelwyn and Gertrude Rankin who ran "The Homesteader" restaurant for some years, and in 1966 the tavern property was bought by the Perth County Historical Foundation.

The success of the Fryfogel's Tavern Dinner Event was made possible by dedicated volunteers and, the generous donors of goods and services. To all our heartfelt gratitude for an enjoyable and memorable evening.

*Harry Finlay is Vice-Chair of the Perth County Historical Foundation, the owner of Fryfogel's Tavern.*

## Tribute To Nicholas Hill, Architect

*Margaret Hill*



Margaret Hill, widow of Nicholas Hill, with OPPI President Don May, OAA President Paul Mitchell and OALA President Jim Vafiades

*Photo courtesy  
Ontario Planning Journal*

On September 19, 2003, a joint session of the Ontario Professional Planners Institute and the Ontario Association of Landscape Architects presented a Special Recognition Award to a former president of the ACO, the late Nicholas Hill. Nick held the unique position of being a member of these two professional bodies in addition to being a member of the Ontario Association of Architects. The award was presented jointly by the presidents of these three organizations.

The Special Recognition Award was given to Nick in recognition of his body of work over the course of his career in the three fields represented. Nick came to Canada from the UK in 1966 and in 1969 opened his first architectural practice in Goderich with fellow architect Chris Borgal. From there he moved on to London, Ontario, and later Guelph. Restoration work and heritage planning were his main interests. Recent projects included restoration of the Pelee Island Lighthouse, the Town of Kingsville Railway Station built by Hiram Walker and All Saints Parish Hall in Collingwood, as well as Heritage Conservation District Plans for the Bishop Hellmuth neighbourhood in London and the Village of Blair in Cambridge. His Heritage District Plan for the Village of Bayfield in the 1970s was one of the first in the province.

Nicholas Hill died of cancer on August 21, 2001 at the age of 58.

## Fryfogel's Tavern Workshop

*Jeffery Farrar*

On July 18, 19 and 20 of this year, the Heritage Resources Centre of the University of Waterloo, in

connection with the Perth County Historical Foundation, put on a workshop in the historic Fryfogel Tavern just outside of Stratford.

The workshop was well attended by individuals from a variety of fields and backgrounds. Amateurs and professionals, students and retirees, architects, artists and planners all found the opportunity informative and useful. The workshop was lead by Phillip Grover, an expert in historic conservation from Oxford-Brookes University in England. In addition to Mr. Grover's excellent first hand knowledge, the workshop featured many opportunities for interaction among the various participants, a chance to examine a historic building in the midst of a major restoration, and the opportunity for social activities.



Participants at the Fryfogel's Tavern workshop discuss issues concerning the restoration of historic buildings

*Photo: Jeff Farrar*

## New Commercial Heritage Properties Incentive Fund

On November 10, 2003, the Honourable Sheila Copps, Minister of Canadian Heritage, announced a new \$30-million Commercial Heritage Properties Incentive Fund (CHPIF) to encourage and support the preservation and rehabilitation of commercially viable heritage properties in Canada.

Taxable Canadian corporations that are not controlled directly or indirectly by a tax-exempt entity can apply to the CHPIF to be reimbursed for 20 per cent of the eligible costs they incur to rehabilitate a historic property for commercial use, up to a maximum of \$1 million. To be eligible to receive funding, a corporation must own or hold a long-term lease (minimum of 20 years remaining at the time of application) on the historic property being considered for rehabilitation. In addition, the property must be listed on the Canadian Register of Historic Places (available at [www.historicplaces.ca](http://www.historicplaces.ca)), and the rehabili-

tation project must comply with the Standards and Guidelines for the Conservation of Historic Places in Canada.

Administered by Parks Canada, the Fund has an annual budget of \$10 million extending over three years. Applications for the initial phase of CHPIF funding will be accepted until March 1, 2004.

Projects must be substantial in scope and pre-certified by a Certification Agent accredited by Parks Canada to be considered for funding. When it receives an eligible application, Parks Canada will assign a Certification Agent to review and assess the project being proposed to ensure it conforms to the Standards and Guidelines for the Conservation of Historic Places in Canada. After all eligible projects have been reviewed and assessed by a Certification Agent, Parks Canada will review them against an additional set of funding criteria and will make recommendations on the projects to be approved for CHPIF funding to the Minister of Canadian Heritage.

After a corporation's project has been approved, it must enter into a contribution agreement with Parks Canada to receive funding. Funds will be provided to the corporation at the completion of the project, following the final certification of the work



Commercial Streetscape, Cobourg  
*Photo courtesy Ministry of Culture*

by a Certification Agent.

The CHPIF is an integral component of the Government of Canada's Historic Places Initiative (HPI) launched by Prime Minister Jean Chrétien and Minister Copps in 2001. This initiative, for which the Government of Canada has dedicated \$24 mil-

lion, in addition to the \$30 million for the CHPIF, is being developed in collaboration with provincial and territorial governments. It includes the Canadian Register of Historic Places, the Standards and Guidelines for the Conservation of Historic Places in Canada, and the HPI Certification Program.

## Historic Places Initiative Website

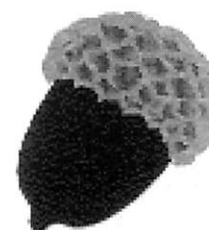
As of November 10, 2003, Canada's Historic Places web site is online at [www.historicplaces.ca](http://www.historicplaces.ca). This bilingual web site provides information about the Canadian Register of Historic Places, the Standards and Guidelines for the Conservation of Historic Places (with a link to the document on the Parks Canada web site), as well as information about the federal, provincial, territorial collaboration that is behind the creation of these new heritage conservation tools. Canada's Historic Places web site will be an information-based resource until the searchable Canadian Register is launched on the site later this winter.

The Parks Canada web site currently has information about the

- new Commercial Heritage Properties Incentive Fund (*see accompanying article*), as well as the revised Standards and Guidelines for the Conservation of Historic Places in Canada. The links are as follows:
- Standards and Guidelines – "Library" section at [www.pc.gc.ca](http://www.pc.gc.ca)
- Incentive Fund – [www.pc.gc.ca/commercialproperties](http://www.pc.gc.ca/commercialproperties)



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